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विवरण पश्चिम बंगाल WEST BENGAL VIA NO. 251/11 K 591076

100/1005  
10% Dead  
12-4-11  
100

THIS INDENTURE made this 1st day of April Two Thousand Eleven BETWEEN (1) **JAMAL AHMED** son of Late Mohammed Younus, an Indian Citizen residing at No.20, Tiretta Bazar Street, Police Station: Bowbazar, Kolkata-700073

Handwritten notes and signatures in the top right corner.

भारतीय गैर न्यायिक एक सौ रुपये

RS. 100 ONE HUNDRED RUPEES

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(PAN AUYPA80365), (2) **NASIM AHMED** son of Late Mohammad Yasir, permanently residing at No.15, Sun Yat Sen Street, Police Station Bowbazar, Kolkata-700012, and at No.89, 19, 156 Avenue Howard Beach, New York 11414, U.S.A., and presently at No.22 Elliot Lane, Pearl Court, Flat No.7, Kolkata 700016 (PAN AUCPA6987C) (3) **IQBAL AHMED** son of Late Mohammed Younus, an Indian Citizen residing at No.20, Tretta Bazar Street, Police Station: Bowbazar, Kolkata-700073 (PAN ASDPA5150G) and (4) **ANIS AHMED** son of Late Mohammad Yasir, an Indian Citizen residing at No.15, Sun Yat Sen Street, Police Station Bowbazar, Kolkata-700012 (PAN AEWPA8010X), all hereinafter collectively referred to as "the VENDORS" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each of their respective heirs executors administrators and legal representatives) of the **FIRST PART AND (1) HARMONY VINIMAY PRIVATE LIMITED (PAN-AACCH3211P)**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Express Tower, 4th Floor, 42A Shakespeare Sarani, Kolkata-700017 and represented by one of its Director, Sridhar Basu (2) **SANKET VINCOM PRIVATE LIMITED (PAN- AAOCS273A)** a Company incorporated under the Companies Act, 1956 having its Registered Office at 7, Ironside Road, Kolkata - 700019 represented by its authorised Signatory, Sharad Bhovickia and (3) **ANCHOR VINCOM PRIVATE LIMITED (PAN- AAICA4639G)** a Company incorporated under the Companies Act, 1956 having its Registered Office at 1, Sarojini Naidu Sarani, 7th Floor, Kolkata-700017 and represented by one of its Director, Dilip Ghosh, (4) **BOLERO TRADELINK PRIVATE LIMITED (PAN- AAECB0963E)**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 5/1A Hungerford Street, 2nd floor, Kolkata-700017 and represented by its authorised Signatory, Sukhdev Saha (5) **AWARD TRADELINK PRIVATE LIMITED (PAN- AAICA4638H)** a Company incorporated under the Companies Act, 1956 having its Registered Office at 1, Sarojini Naidu Sarani, 7th Floor, Kolkata-700017 and represented by one of its Director, Dipankar Shome, (6) **COMPASS TRADELINK PRIVATE LIMITED (PAN- AADC08383N)**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Express Tower, 4th Floor, 42A Shakespeare Sarani, Kolkata-700017 and represented by one of its Director, Jayanta Saha, (7) **CAMPUS VINCOM PRIVATE LIMITED (PAN-AADCC9693H)**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 5/1A Hungerford Street, 2nd floor, Kolkata-700017 and represented by its authorised Signatory, Sukhdev Saha (8) **VISIONAGE COMMERCIAL PRIVATE LIMITED (PAN- AADC01924A)**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 1, Sarojini Naidu Sarani, 7th Floor, Kolkata-700017 and represented by one of its Director, Rohit Singhania (9) **MONOGRAM TRADELINK PRIVATE LIMITED (PAN- AAGCM3164L)** a Company incorporated under the Companies Act, 1956 having its Registered Office at 7, Ironside Road, Kolkata - 700019 represented by its authorised Signatory, Ranjit Kumar Jha (10) **MICROGRAPH VINIMAY PRIVATE LIMITED (PAN- AAGCM3163P)**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Express Tower, 4th Floor, 42A Shakespeare Sarani, Kolkata-700017 and represented by one of its Director, Vivek Kumar Sharma (11) **ACE TOWNSHIP PRIVATE LIMITED (PAN- AAICA2235L)**, a Company incorporated under the Companies Act, 1956 having its

*Deved* *AK* *MA*

For Anchor Vincom Pvt Ltd  
1808  
Director  
*Sridhar Basu*



For Sanket Vincom Pvt Ltd  
1809  
Director  
*Sridhar Basu*

For Awarad Vincom Pvt Ltd  
1807  
Director  
*Sridhar Basu*

For Visionage Commercial Pvt Ltd  
1806  
Director  
*Sridhar Basu*

For Monogram Trade Link Pvt Ltd  
1805  
Director  
*Sridhar Basu*

For Micrograph Vinimay Pvt Ltd  
1804  
Director  
*Sridhar Basu*

For Ace Township Private Limited  
1803  
Director  
*Sridhar Basu*

Registered Office at 1, Sarojini Naidu Sarani, 7th Floor, Kolkata-700017 and represented by one of its Director, Rohit Singhania. (12) **SARKET TRADECOM PRIVATE LIMITED (PAN- AACCS2728)** a Company incorporated under the Companies Act, 1956 having its Registered Office at 7, Inside Road, Kolkata - 700019 represented by its authorised Signatory, Ranjit Kumar Jajharia (13) **NAMASKAR VYAPAAR PRIVATE LIMITED (PAN- AACCG6952H)**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 1, Sarojini Naidu Sarani, 7th Floor, Kolkata-700017 and represented by one of its Director, Harish Kumar Singhania, (14) **NIGHTANGLE TRADERS PRIVATE LIMITED (PAN- AACDN1632P)**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Express Tower, 4th Floor, 42A, Shaikhepore Sarani, Kolkata-700027 and represented by one of its Director, Ashish Kanti Ghosh (15) **PANCHAMUKHI TRADECOM PRIVATE LIMITED (PAN- AAFCP4652F)**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 5/1A Hungaria Road, 2nd floor, Kolkata-700017 and represented by its authorised Signatory, Sharad Bhawtika and (16) **GOPIKA PROJECTS PRIVATE LIMITED (PAN- AABCG245J)**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 1, Sarojini Naidu Sarani, 7th Floor, Kolkata-700017 and represented by one of its Director, Harish Kumar Singhania all hereinafter collectively referred to as the "PURCHASERS" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each of their respective successors or successors-in-office and/or nominee/s and/or assign/s) of the **SECOND PART AND EAST ASIA SKIN CORPORATION**, a partnership firm having its office at No.67 Christopher Road, Kolkata 700046, and represented by all its partners namely (1) **Jamal Ahmed** son of Late Mohammed Younus, an Indian Citizen residing at No.20, Treta Bazar Street, Police Station: Bowbazar, Kolkata-700073, (2) **Nasim Ahmed** son of Late Mohammed Younus, an Indian Citizen residing at No.20, Treta Bazar Street, Police Station: Bowbazar, Kolkata-700073, (3) **Imam Ahmed** son of Late Mohammed Younus, an Indian Citizen residing at No.20, Treta Bazar Street, Police Station: Bowbazar, Kolkata-700073, (4) **Anis Ahmed** son of Late Mohammed Younus, an Indian Citizen residing at No.15, Sun Yat Sen Street, Police Station: Bowbazar, Kolkata-700012, hereinafter referred to as "the CONFIRMING PARTY" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its partners for the time being and their and each of their respective successors heirs executors administrators and legal representatives) of the **THIRD PART:**

**WHEREAS:**

A. By an Indenture of Conveyance dated 28<sup>th</sup> October 1971 made between M/s. S. Mohd Samiullah Sahib & Co. (represented by its partners Atiq Abb Alam and Fayez Ahmed) therein referred to as the Vendor or the one part and the Vendor Nos.1 and 2 (namely **Jamal Ahmed** and **Nasim Ahmed**) herein therein referred to as the Purchasers of the other part and registered with the Registrar

*for copy of deed as NA*

1871  
 For Company Director At-Large  
 Jaganath Saha  
 Director

1872  
 For VISUAL COMMUNISM PVT. LTD.  
 Bansi Kumar  
 Director

1873  
 For ADE DOWNS II PVT LTD  
 Rajiv Khatun  
 Director

1874  
 For Microtopia Ventures Pvt. Ltd.  
 (MVC & Enterprises) Director

1875  
 For Nightangle Traders Pvt. Ltd.  
 Anil Kumar  
 Director

1876  
 For Sanket Tradecom Pvt Ltd.  
 Ranjit Kumar Jajharia  
 Director

1877  
 For Panchamukhi Tradecom Pvt Ltd.  
 Ashish Kanti Ghosh  
 Director

1878  
 For Gopika Projects Pvt Ltd.  
 Sharad Bhawtika  
 Director

1879  
 For Sarket Tradecom Pvt Ltd.  
 Rohit Singhania  
 Director

1880  
 For Sarket Tradecom Pvt Ltd.  
 Rohit Singhania  
 Director

1881  
 For Sarket Tradecom Pvt Ltd.  
 Rohit Singhania  
 Director

1882  
 For Sarket Tradecom Pvt Ltd.  
 Rohit Singhania  
 Director

1883  
 For Sarket Tradecom Pvt Ltd.  
 Rohit Singhania  
 Director

1884  
 For Sarket Tradecom Pvt Ltd.  
 Rohit Singhania  
 Director

1885  
 For Sarket Tradecom Pvt Ltd.  
 Rohit Singhania  
 Director

1886  
 For Sarket Tradecom Pvt Ltd.  
 Rohit Singhania  
 Director

1887  
 For Sarket Tradecom Pvt Ltd.  
 Rohit Singhania  
 Director

1888  
 For Sarket Tradecom Pvt Ltd.  
 Rohit Singhania  
 Director

1889  
 For Sarket Tradecom Pvt Ltd.  
 Rohit Singhania  
 Director

1890  
 For Sarket Tradecom Pvt Ltd.  
 Rohit Singhania  
 Director

1891  
 For Sarket Tradecom Pvt Ltd.  
 Rohit Singhania  
 Director

1892  
 For Sarket Tradecom Pvt Ltd.  
 Rohit Singhania  
 Director

1893  
 For Sarket Tradecom Pvt Ltd.  
 Rohit Singhania  
 Director

1894  
 For Sarket Tradecom Pvt Ltd.  
 Rohit Singhania  
 Director

1895  
 For Sarket Tradecom Pvt Ltd.  
 Rohit Singhania  
 Director

1896  
 For Sarket Tradecom Pvt Ltd.  
 Rohit Singhania  
 Director

1897  
 For Sarket Tradecom Pvt Ltd.  
 Rohit Singhania  
 Director

1898  
 For Sarket Tradecom Pvt Ltd.  
 Rohit Singhania  
 Director

1899  
 For Sarket Tradecom Pvt Ltd.  
 Rohit Singhania  
 Director

1900  
 For Sarket Tradecom Pvt Ltd.  
 Rohit Singhania  
 Director



14 APR 2011

Checked by me  
 Hemant Kumar  
 Director

D.

C.

of Assurances, Calcutta in Book No.1 Volume No.162 Pages 201 to 208 Being No.4138 for the year 1973, the Vendor Nos.1 and 2 (namely Jamal Ahmed and Nasim Ahmed) herein for valuable consideration purchased and acquired from the Vendors thereto All That the Municipal Premises No.6 Tengra Second Lane, Police Station Tangra, Kolkata 700046, containing an area of 1 (one) Bigha 16 (sixteen) Cottahs 12.5 (twelve and half) Chittacks more or less, together with various pucca dwelling houses messuages tenements hereditaments sheds structures and premises thereat, more fully and particularly mentioned and described in the FIRST SCHEDULE hereunder written and hereinafter for the sake or brevity referred to as "the FIRST PREMISES", absolutely and forever, and the names of the Vendor Nos.1 and 2 (namely Jamal Ahmed and Nasim Ahmed) were duly recorded as the owners of the said First Premises in the records of the Kolkata Municipal Corporation.

B. By an Indenture of Conveyance dated 22<sup>nd</sup> February 1974 made between Susama Beed (alias Susama Sundari Beed) and Indra Bhuban Beed (alias Khagendra Nath Beed) therein referred to as the Vendors of the one part and all of the Vendors herein (namely Jamal Ahmed, Nasim Ahmed, Iqbal Ahmed and Anis Ahmed) therein referred to as the Purchasers of the other part and registered with the Registrar of Assurances Calcutta in Book No.1 Volume No.58 Pages 40 to 56 Being No.1005 for the year 1974, all of the Vendors herein (namely Jamal Ahmed, Nasim Ahmed, Iqbal Ahmed and Anis Ahmed) for valuable consideration purchased and acquired from the Vendors thereto All That the Municipal Premises No.67 Christoper Road, Police Station Tangra, Kolkata 700046, containing an area of 3 (three) Bighas 14 (fourteen) Cottahs 8 (eight) Chittacks 40 (forty) Square Feet more or less, together with various pucca dwelling houses messuages tenements hereditaments sheds structures and premises thereat, more fully and particularly mentioned and described in the SECOND SCHEDULE hereunder written and hereinafter for the sake of brevity referred to as "the SECOND PREMISES", absolutely and forever, and the names of all of the Vendors herein (namely Jamal Ahmed, Nasim Ahmed, Iqbal Ahmed and Anis Ahmed) were duly recorded as the owners of the said Second Premises in the records of the Kolkata Municipal Corporation.

C. Both the said First Premises and the Second Premises are adjacent / contiguous parcels of land, containing an aggregate area of 5 (five) Bighas 11 (eleven) Cottahs 5 (five) Chittacks and 17.5 (seventeen and half) Square Feet more or less, and the same are collectively described in the THIRD SCHEDULE hereunder written and hereinafter collectively for the sake of brevity referred to as "the SAID PREMISES".

D. The Vendors had been carrying on business in co-partnership with each other under the name and style of "East Asia Skin Corporation", being the Confirming Party herein, pursuant to and in terms of the Deed of Partnership dated 2<sup>nd</sup> April

*for signed* *at NA*



1973. The Confirming Party was originally constituted by Nasim Ahmed and Jamal Ahmed by and under the Deed of Partnership dated 17<sup>th</sup> December 1971 and was subsequently reconstituted by the said Deed of Partnership dated 2<sup>nd</sup> April 1973 whereby Iqbal Ahmed and Anis Ahmed were inducted in as partners.

E. By a Power of Attorney dated 9<sup>th</sup> November 1995, the said Nasim Ahmed had appointed one Irfan Ahmed for doing various acts deeds and things in connection with the dissolution of the said Firm, which was subsequently revoked by a Deed of Revocation dated 6<sup>th</sup> April 1999.

F. In or about October 2001, the said Nasim Ahmed filed a Suit for Partition and Administration, being Suit No.541 of 2001 in the High Court at Calcutta against Jamal Ahmed, Iqbal Ahmed and Anis Ahmed, in which the said Irfan Ahmed was also made a party, for partition of joint properties and also for delivery and cancellation of the said revoked Power of Attorney dated 9<sup>th</sup> November 1995 (hereinafter for the sake of brevity referred to as "the said Partition Suit").

G. However, on the strength of the said Power of Attorney dated 9<sup>th</sup> November 1995, the said Irfan Ahmed had purportedly transferred the one-half share of Nasim Ahmed in Premises No.6 Tangra 2<sup>nd</sup> Lane in favour of Jamal Ahmed and the one-fourth share of Nasim Ahmed in Premises No.67 Christopher Road in favour of Iqbal Ahmed, as also the share of the said Nasim Ahmed in another property, by and under three separate Deeds of Conveyance all dated 24<sup>th</sup> January 1996.

H. Upon coming to know of such transfer, the said Nasim Ahmed filed a Suit, being Civil Suit No.13 of 2006 in the High Court at Calcutta against the said Jamal Ahmed, Iqbal Ahmed and Irfan Ahmed, in which the said Anis Ahmed was made Proforma Defendant (hereinafter for the sake of brevity referred to as "the said Civil Suit"). On an application filed by the said Nasim Ahmed in the said Civil Suit, being G.A. No.110 of 2006, a dictated order was passed by the Hon'ble Justice Banerjee on 17<sup>th</sup> May, 2006 directing, inter alia, the defendants to obtain leave of this Hon'ble Court, if they wanted to deal with the subject property in question upon notice to the plaintiff.

I. The said Anis Ahmed filed a Suit in the City Civil Court at Calcutta, being Title Suit No.201 of 2001 against Jamal Ahmed and Iqbal Ahmed for dissolution of the said Partnership Firm and for accounts (hereinafter for the sake of brevity referred to as "the said Suit for Dissolution"). On an application made therein by Jamal Ahmed and Iqbal Ahmed, the said Suit was stayed. The said Suit for Dissolution was ultimately dismissed for non-prosecution on 15<sup>th</sup> May 2003. Thereafter, the said Anis Ahmed made an application under Section 11 of the Arbitration & Conciliation Act, 1996 in the High Court at Calcutta, being A.P.No.215 of 2001 (Anis Ahmed -vs- Jamal Ahmed & Others), when the Hon'ble High Court at Calcutta was pleased to appoint His Lordship The Hon'ble

*cc NA*  
*cc NA*



Justice Umesh Chandra Banerjee (as His Lordship then was) as Sole Arbitrator. The said Arbitration Proceeding before Hon'ble Justice Umesh Chandra Banerjee is still pending (hereinafter for the sake of brevity referred to as "the said Arbitration Proceeding"). The Vendors have taken steps for withdrawal of the said Arbitration Proceedings.

The parties to the various suits and proceedings, including those hereinbefore recited, settled all disputes and differences by and between them. By Order dated August 19, 2010 passed by The Hon'ble Justice Sachib Banerjee in G.A.No.2655 of 2010 in the said Partition Suit, the said Partition Suit was dismissed as withdrawn and all interim applications made therein were treated as disposed of and interim orders stood vacated. On a joint application being made by the parties to the said Civil Suit, Hon'ble Justice Mahant Singh by Order passed on 12<sup>th</sup> January 2011 as modified by the Order passed on 21<sup>st</sup> March 2011 ordered inter alia that the said Civil Suit to be decreed on consent in terms of the Terms of Settlement and the Supplementary Terms of Settlement (both collectively called "the said Terms of Settlement") annexed thereto and vacated the Order of Justice Banerjee dated 17<sup>th</sup> May, 2006. In the said Order passed on 12<sup>th</sup> January 2011, Hon'ble Justice Mahant Singh ordered the abovesaid Three Deeds of Conveyance all dated 24<sup>th</sup> January, 1996 to be treated as cancelled.

K. According to and in terms of the said Orders and Decree in the said Civil Suit and the said Terms of Settlement filed therein, (i) the said Three Deeds of Conveyance, all dated 24<sup>th</sup> January, 1996, have been cancelled and delivered up by the said Jamal Ahmed and Iqbal Ahmed; and (ii) that the said Jamal Ahmed and Iqbal Ahmed jointly have 57% (fifty-seven percent) undivided share (i.e. Jamal Ahmed having 28.50% share and Iqbal Ahmed having 28.50% share) in the said Premises (i.e. in both the said Premises No.6 Tangra 2<sup>nd</sup> Lane and Premises No.67 Christopher Road); and the said Nasim Ahmed and Anis Ahmed jointly have 43% (forty-three percent) undivided share (i.e. Nasim Ahmed having 21.50% share and Anis Ahmed having 21.50% share) in the said Premises (i.e. in both the said Premises No.5 Tangra 2<sup>nd</sup> Lane and Premises No.67 Christopher Road).

L. Under the said Terms of Settlement filed in the said Civil Suit, the Vendors agreed that they would sell their assets and pay the liabilities, including labour and related liabilities, of the Confirming Party.

M. The Vendors and the Confirming Party declare record and warrant in favour of the Purchasers that the Vendors were and still are the full and absolute owners of the said Premises in the shares hereinbefore recited and that the Confirming Party never had nor has any right title interest claim or demand whatsoever over and in respect of the said Premises or any part thereof.

N. In connection with ownership and title to the said Premises and other aspects thereof, the Vendors and the Confirming Party have held out representation before



*[Handwritten signature]*  
all PA

and assured the Purchasers and warranted in favour of the Purchasers, Inter alia, as follows:

- a) That the facts recited hereinabove and the declarations representations assurances and warranties given hereibelow are all true and correct and the Purchasers can safely rely upon the same.
- b) That the said Premises and each of them and every part thereof is free from all encumbrances mortgages charges leases tenancies liens lienspendis attachments debentures trusts uses thika tenancies claims demands acquisitions requisitions alignments and liabilities whatsoever or howsoever.
- c) That municipal and other rates and taxes in respect of the said Premises have been duly paid;
- d) That the entirety of the said Premises is in khaas peaceful vacant physical possession of the Vendors and other than the Vendors no other person has any right or claim of possession to the said Premises or any of them or any part thereof either as tenant, lessee, licensee or otherwise whatsoever.
- e) That the said Premises or any of them or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever and there is no Certificate case or proceeding against the Vendors or any of them for realization of taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force.
- f) That the said Premises or any of them or any portion thereof is not affected by any notice or scheme or alignment of the Kolkata Municipal Corporation or the Kolkata Metropolitan Development Authority or the Kolkata Improvement Trust or the Metro-railways or the Government or any other Public or Statutory Body or Authority.
- g) That no declaration has been made or published for acquisition or requisition of the said Premises or any of them or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the said Premises or any of them or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any act or case whatsoever.

*Per. [Signature]* *at NA*



- h) That save those hereinbefore recited, there is no suit or litigation filed or pending against the Vendors or any of them or their predecessor-in-title or the Confirming Party in any court of law concerning the said Premises or any part thereof.
- i) That the said Premises or any part or portion thereof is not affected by or under the provisions of the erstwhile Calcutta Thika and other Tenancies and Lands (Acquisition and Regulation) Act, 1981 or the West Bengal Thika Tenancy (Acquisition and Regulation) Act, 2001 nor is there any impediment under the provisions of the said Acts in the Vendors selling conveying and transferring the said Premises.
- j) That the Vendors or any of them never held nor hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 or any other act or statute applicable to the said Premises, nor did the predecessors-in-title or interest of the Vendors hold any excess land / vacant land within the meaning of such Acts or any other act or statute applicable to the said Premises;
- k) That there is no impediment under the Urban Land (Ceiling & Regulation) Act, 1976 for the Vendors to sell and convey the said Premises.
- l) That there is no subsisting agreement for transfer by way of sale, lease or otherwise the said Premises or any part thereof or any undivided share therein;
- m) That the said Premises or any part thereof is not affected by or subject to any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act, any charge like lis pendens or annuity, any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, any trust resulting or constructive arising under any disputer name benami transaction or otherwise, any debutter walk or cessava, any attachment including attachment before judgment or any Court or authority, any right of any person under any valid agreement or otherwise, any burden or obligation other than payment of land Revenue, any restrictive covenant or any pre-emption agreement or any other encumbrance of any kind whatsoever or any decree or order including any injunction or prohibitory order.
- n) That the said Premises is not affected by any right of way, water light support drainage or any other easement with any other Property.
- o) That the said Premises or any part thereof is not affected by any partition wall, common wall, drains, ways, paths or passages.

*for. legal* *via PA*





- p) That the said Premises never ever vested in the Official Assignee or in the Receiver-in-Insolvency or any other Receiver;
- q) That there is no legal bar or restraining order or impediment or any other difficulty in the Vendors selling conveying and/or dealing with the said Premises or any part thereof;

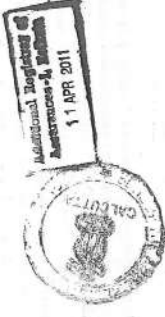
o. By an Agreement for Sale dated 12<sup>th</sup> January 2011 made between the parties hereto and registered with the Additional Registrar of Assurances-1, Kolkata in Book No.1 CD Volume No.1 Pages 6625 to 6657 Being No.00313 for the year 2011, the Vendors agreed to sell convey and transfer **All That 10% (ten percents) undivided share** in the said Premises (i.e. both the said First Premises and the Second Premises) and all and whatever rights title and interest that the Vendors have therein, both in their personal capacities as well as in their capacities as the partners of the Confirming Party, to the Purchasers, and relying on the representations assurances undertakings and declarations of the Vendors therein contained and believing the same to be true and correct and acting on faith thereof, the Purchasers agreed to purchase the same from the vendors, absolutely and forever free from all encumbrances and liabilities whatsoever for the consideration and on the terms and conditions therein contained (hereinafter for the sake of brevity referred to as "the said Agreement for Sale").

P. Pursuant to and in terms of the said Agreement for Sale, the Purchasers made payment of the entire consideration payable thereunder to the Vendors and/or on their behalf as therein mentioned, and the Vendors delivered possession of the said Premises, to the extent of the share hereby being conveyed, to the Purchasers.

Q. Inasmuch as full stamp duty was duly paid on the said Agreement for Sale, as such token stamp duty of Rs.100/= is being paid on these presents.

1. **NOW THIS INDENTURE WITNESSETH** that in the premises aforesaid and in consideration of the sum of **Rs.-4,46,58,426/= (Rupees four crores forty-six lacs fifty-eight thousand four hundred and twenty-six) only** of the lawful money of the Union of India in hand and well and truly by the Purchasers to the Vendors paid at or before the execution hereof (the receipt whereof the Vendors do and each of them doth hereby as also by memo of consideration hereunder written admit and acknowledge and or and from the payment of the same and every part thereof acquit release and forever discharge the Purchasers and the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) the Vendors do and each of them doth hereby irrevocably and absolutely grant sell convey transfer assign and assure and the Confirming Party doth hereby concur confirm assure unto and to the Purchasers **ALL THAT 10% (ten percents) undivided share** in **ALL THOSE** the said Premises fully described in the **THIRD SCHEDULE** hereunder

*Signature* *NA*



written, being **Firstly All That the said First Premises**, being Municipal Premises No.6 Tengra 2<sup>nd</sup> Lane, Police Station Tangra, Kolkata 700046, containing an area of 1 (one) Bigha 16 (sixteen) Cottais 12.5 (twelve and half) Chittacks more or less, together with various pucca dwelling houses messuages tenements hereditaments sheds structures and premises thereat, more fully and particularly mentioned and described in the **First Schedule** hereunder written **And Secondly All That the said Second Premises**, being Municipal Premises No.67, Christopher Road, Police Station Tangra, Kolkata 700046, containing an area of 3 (three) Bighas 14 (fourteen) Cottais 8 (eight) Chittacks 40 (forty) Square Feet more or less, together with various pucca dwelling houses messuages tenements hereditaments sheds structures and premises thereat, more fully and particularly mentioned and described in the **Second Schedule** hereunder written, both being adjacent / contiguous parcels of land, **AND** all and entire ownership shares rights title interest of the Vendors and each of them respectively into or upon the said Premises and each of them and all rights benefits advantages appurtenances and appendages connected and/or attributable thereto **TOGETHER WITH** like share in all and singular the intangible assets fixtures gates courts courtyards compound walls areas sewers drains ways paths passages driveways fences hedges ditches trees walls boundary walls water water courses lights and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever to the said Premises belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **AND** all legal incidents thereof **AND** reversion or reversions remainder or remainders and the rents issues and profits thereof and all and every part thereof **AND** all the estate right title interest use trust property claim and demand whatsoever both at law or in equity of the Vendors and each of them into out of or upon the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds pattas muniments writings and evidence of title which in anywise relate to the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be which now are or hereafter shall or may be in possession power or control of the Vendors or any of them or any other person or persons from whom the Vendors or any of them can or may procure the same without any action or suit **TO HAVE AND TO HOLD** the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers absolutely and forever free from all encumbrances mortgages charges liens lispendens attachments trusts uses debentures leases tenancies 'hika' tenancies occupancy rights claims demands acquisition requisition alignment and liabilities whatsoever or howsoever and with 'khas' peaceful vacant possession of the entirety of the said Premises to the extent of the share hereby conveyed.

**II. THE VENDORS AND THE CONFIRMING PARTY DO AND EACH OF THEM DO THY HEREBY COVENANT WITH THE PURCHASERS** as follows:

*Signature* *NA*



(i) **THAT** notwithstanding any act deed matter or thing by the Vendors or the Confirming Party or any of them done committed executed or knowingly permitted or suffered to the contrary the Vendors have been and are now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;

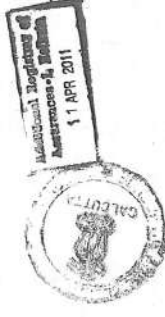
(ii) **AND THAT** the Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;

(iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendors have now in themselves good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all and singular the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid according to the true intent and meaning of these presents and that the sale effected / made by the Vendors in favour of the Purchasers is in their personal capacities as well as in their capacities as the partners of the Confirming Party;

(iv) **AND THAT** the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all claims demands encumbrances mortgages charges liens attachments leases tenancies occupancy rights restrictive covenants stipulations uses debentures trusts prohibitions and liabilities whatsoever or howsoever made or suffered by the Vendors or any of them or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendors or any of them or their predecessors-in-title.

(v) **AND THAT** the Purchasers shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any of them or any person or persons having or lawfully rightfully or equitably claiming as aforesaid.

*K. Jayal* *as NA*



(vi) **AND THAT** free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendors or any of them or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and effectually saved defended kept harmless and indemnified or from and against all manner of former and other estate right title interest charges mortgages encumbrances leases tenancies occupancy rights restrictive covenants liens attachments lispenders uses debentures trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever created by the Vendors or the Confirming Party or any of them or any person or persons claiming as aforesaid.

(vii) **AND THAT** the Vendors and the Confirming Party and each of them and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the said premises on any part thereof through under or in trust for the Vendors or any of them or their predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid as shall or may reasonably be required by the Purchasers.

(viii) **AND THAT** the Vendors and each of them shall from time to time and at all times hereafter unless prevented by fire or other inevitable accident upon every reasonable requests and at the costs and expenses of the Purchasers produce or cause to be produced to the Purchasers and each of them or the Purchasers' agent or agents or any person or persons as the Purchasers or any of them may direct or appoint or in any suit or proceeding or otherwise the documents-of-title relating to the sold Premises which are not expressly delivered to the Purchasers and will permit such documents-of-title to be examined, inspected and given in evidence and will also at the like requests and costs <sup>of the Purchasers</sup> produce and furnish such true or attested or otherwise copies of or extracts of abstracts from such documents of title as may be required by the Purchasers or any of them and will at all times hereafter keep such documents-of-title safe unobfuscated and uncancelled.

(ix) **AND ALSO THAT** the Vendors and the Confirming Party and each of them shall at all times hereafter indemnify and keep saved harmless and indemnified the Purchasers and the Purchasers' successors or successors in title and interest against all losses, damages, costs, charges, expenses, claims, demands and consequences if any suffered by the Purchasers or the Purchasers' successors or successors in title or interest by reason of any defect in the title of the Vendors to the said Premises or by reason of any of the representations declarations and assurances made by the

*for* *Deval* *at* *NA*



Vendors and/or the Confirming Party herein being found to be untrue, incorrect, false or misleading.

**III. AND THE CONFIRMING PARTY DOTH HEREBY REPRESENT ASSURE AND WARRANT IN FAVOUR OF THE PURCHASERS as follows:**

- a) That the Vendors were and still are the full and absolute owners of the said Premises absolutely and forever free from all encumbrances mortgages charges leases tenancies liens stipendums attachments debentures trusts thika tenancies claims demands acquisition requisition alignment and liabilities whatsoever or howsoever and were in physical possession thereof and the Confirming Party never had nor has any share right title interest ownership whatsoever or howsoever in the said Premises or any part thereof or any portion thereof except that it was allowed to use a portion of the said Premises for sometime till closure of the business in the year 2001;
- b) That the Confirming Party has no claim or demand whatsoever or howsoever against the Vendors or the Purchasers or the said Premises or any part thereof or any undivided share therein;

**THE FIRST SCHEDULE ABOVE REFERRED TO:  
(First Premises)**

All That the various pucca dwelling hollias messuages tenements hereditaments sheds structures and premises (plinth area of sheds and structures being 24,276 square feet more or less) together with the piece or parcel of and or ground hereunto belonging whereon or on parts thereof the same are erected and built containing as per documents of title an area of 1 (one) B gha 16 (sixteen) Cattaas 12.5 (twelve and half) Chittacks more or less (equivalent to 25,482.5 sq. ft.) situate lying at and being Municipal Premises No.6 Tangra 2<sup>nd</sup> Lane, Police Station Tangra, Kolkata 700046, within the municipal limits of the Kolkata Municipal Corporation, Ward No.58, Sub-Registration Office Sealdah, in the District of South 24 Parganas, as delineated in the First Plan annexed hereto duly bordered thereon in "Blue", and butted and bounded as follows:

- On the North : By Tangra 2<sup>nd</sup> Lane
- On the East : By Premises Nos.771, 771A and 771C, Christopher Road;
- On the South : By Premises No.771A Christopher Road;
- On the West : By Premises No.69 and 67 Christopher Road;

OR HOWSOEVER OTHERWISE the same now are or is or hereafter were or was situated butted bounded called known numbered described or distinguished.

**THE SECOND SCHEDULE ABOVE REFERRED TO:  
(Second Premises)**

All That the various pucca dwelling houses messuages tenements hereditaments sheds structures and premises (plinth area of sheds and structures being 19,577 square feet more or less) area of various dwelling houses being 27,766

*KS. Sanyal* *Ad. RA*



squares feet more or less] together with the piece or parcel of land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing as per documents of title an area of 3 (three) Bighas 14 (fourteen) Cottans 8 (eight) Chittacks 40 (forty) Sq. are Feet more or less (equivalent to 53,680 sq. ft., situate lying at and being Municipal Premises No.67 Christopher Road, Police Station Police Station Tangra, Kolkata 700046, within the municipal limits of the Kolkata Municipal Corporation, Ward No.48, Sub-Registration Office Sealdah, in the District of South 24 Parganas, as delineated in the **Second Plan** annexed hereto duly bordered thereon in "pink", and butted and bounded as follows:

- On the North : By Premises No.11 Tangra 2<sup>nd</sup> Lane;
- On the East : By Premises No.6 Tangra 2<sup>nd</sup> Lane and Premises No.69 Christopher Road;
- On the South : By Premises No.69 Christopher Road and Premises No.6 Tangra, 2<sup>nd</sup> Lane; and
- On the West : By Christopher Road and Premises No.10/9, 10/11 & 10/12 Gobinda Khaitick Road;

**OR HOWSOEVER OTHERWISE** the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

**THE THIRD SCHEDULE ABOVE REFERRED TO:**  
(said Premises)

**ALL THOSE** the above mentioned Municipal Premises No.6 Tangra 2<sup>nd</sup> Lane and Municipal Premises No.67 Christopher Road, Police Station Tangra, Kolkata 700046, described in the **First Schedule** and the **Second Schedule** hereinabove written respectively, both being adjacent / contiguous parcels of land, containing as per documents of title an aggregate land area of 5 (five) Bighas 11 (eleven) Cottans 5 (five) Chittacks and 17.5 (seventeen and half) Square Feet more or less (equivalent to 80,162.5 sq. ft.), with plinth area of sheds and structures being 43,653 square feet more or less and area of various dwelling houses being 27,766 square feet more or less, and collectively delineated in the **Third Plan** annexed hereto duly bordered thereon in "Red" and butted and bounded as follows:

- On the North : Partly by Tangra 2<sup>nd</sup> Lane and partly by Premises No.11 Tangra 2<sup>nd</sup> Lane;
- On the East : By 77/1, 77/1A and 77/1C, Christopher Road
- On the South : By Premises No.69 Christopher Road, End - Premises No.77/1A Christopher Road; and
- On the West : By Christopher Road and Premises No.10/9, 10/11 & 10/12 Gobinda Khaitick Road;

**OR HOWSOEVER OTHERWISE** the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

**BE IT MENTIONED** that **10% (ten percent)** undivided share in the said Premises is the subject matter of sale under these presents, which is equivalent to 8,016 square feet more or less in land area, 4,385 square feet more or less in sheds and structures and 2,777 square feet more or less in dwelling houses, which is commercial and residential.

*[Handwritten signature]*  
*[Handwritten initials]*



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED by the abovesigned VENDORS at Kolkata in the presence of:

*M. S. Khan*  
Advocate High Court, Calcutta  
(MOHAMMAD IBRAHIM SHARIF)

*Amjad Ali*  
(JAHAF AHMED)  
Nasim Ahmed  
(NASIM AHMED)

Jamal Ahmed.  
(JAMAL AHMED)  
Anis Ahmed  
(ANIS AHMED)

*Susanna Ghosh*  
(SUSANNA GHOSH)  
High Court, Calcutta.



SIGNED SEALED AND DELIVERED by the  
above-named PURCHASERS at Kolkata in  
the presence of:

1. *Abanindranath Ghose*  
Advocate  
High Court, Calcutta.

2. *Farooq Nazim*,  
Advocate  
High Court, Calcutta.

For ACE EDWINSHIP PVT. LTD.  
*Pratik Bhowmik*  
DIRECTOR

For Sanket Tradefloom Pvt Ltd  
*Pratik Bhowmik*  
Authorized Signatory

For SHALAKAR WAPAK PVT. LTD.  
*Pratik Bhowmik*  
DIRECTOR

For Bhadranga Traders Pvt.  
*Pratik Bhowmik*  
DIRECTOR

For Bhadranga Traders Pvt.  
*Pratik Bhowmik*  
Authorized Signatory

For EDIPKA PROJECTS PVT. LTD.  
*Pratik Bhowmik*  
DIRECTOR

For Harmony Vinomay Pvt Ltd,  
*Pratik Bhowmik*  
Director

For Sanket Vinomay Pvt Ltd  
*Pratik Bhowmik*  
Director  
(Harmonia Signiro).

For Anchor Vinomay Pvt Ltd.  
*Pratik Bhowmik*  
Director

For Boleto Tradelink Pvt Ltd  
*Pratik Bhowmik*  
Authorized Signatory

For Award Tradelink Pvt Ltd.  
*Pratik Bhowmik*  
Director

For Campus Tradelink Pvt. Ltd.  
*Pratik Bhowmik*  
Director

For Campus Vinomay Pvt Ltd  
*Pratik Bhowmik*  
Authorized Signatory

For VISIONAL COMMERCIAL PVT. LTD.  
*Pratik Bhowmik*  
Director

For INDUSEKHA TRABELINK PVT. LTD.  
*Pratik Bhowmik*  
Authorized Signatory

For Metrograph Vinomay Pvt. Ltd.  
*Pratik Bhowmik*  
Director





SIGNED SEALED AND DELIVERED by the above named CONFIRMING PARTY at Kolkata in the presence of:

*L. S. Khan*

*Abdullah  
Amin*

*for East Asiatic Skin Corporation*

*Amin Ahmed  
(PARTNER)*

*Masim Ahmed  
(PARTNER)*

*Sajid Ahmed  
(PARTNER)*

*Imdad  
Khan*



11 APR 2011  
Kolkata, West Bengal



**RECEIPT AND MEMO OF CONSIDERATION:**

Received of and from the withinnamed Purchasers the withinmentioned sum of Rs-5,46,58,426/= (Rupees four crores forty-six lacs fifty-eight thousand four hundred and twenty-six) only being the consideration in full payable under these presents as per memo written hereinbelow:

**MEMO OF CONSIDERATION:**

Sl. No.	Cheque/ Pa Order No.	Dated	Drawn on	Issued by	Favouring	Amount (Rs.)
1	202802	13/1/11	Karnataka Bank Ltd.	Manasagar Vyapar Pvt. Ltd.	Muhammad Ibrahim Sheikh Gowami (Escrow Agent) appointed under the Agreement for S&S.	1,00,00,000/-
2	433988	13/1/11	Karnataka Bank Ltd.	Visionage Commercial Pvt. Ltd.	Shams & Subrata Gowami (Escrow Agent) appointed under the Agreement for S&S.	1,00,00,000/-
3	911096	13/1/11	Karnataka Bank Ltd.	Gotha Projects Pvt. Ltd.	Shams & Subrata Gowami (Escrow Agent) appointed under the Agreement for S&S.	1,00,00,000/-
4	033530	13/1/11	Karnataka Bank Ltd.	Ase Township Pvt. Ltd.	Shams & Subrata Gowami (Escrow Agent) appointed under the Agreement for S&S.	1,00,00,000/-
5	881695	06/4/11	The Vysya Bank Ltd.	Harmay/Vinimay Pvt. Ltd.	Jamal Ahmed	82,978/-
6	881686	05/4/11	The Vysya Bank Ltd.	Mitragraha Wholesale & Retail Traders Pvt. Ltd.	Jamal Ahmed	82,978/-
7	881719	06/4/11	The Vysya Bank Ltd.	Traders Pvt. Ltd.	Jamal Ahmed	82,978/-
8	881682	05/4/11	The Vysya Bank Ltd.	Compass Pvt. Ltd.	Jamal Ahmed	82,978/-
9	881707	06/4/11	The Vysya Bank Ltd.	Shanket Vincom Pvt. Ltd.	Jamal Ahmed	82,978/-
10	881668	05/4/11	The Vysya Bank Ltd.	Rupam Enterprises Pvt. Ltd.	Jamal Ahmed	82,978/-
11	881660	05/4/11	The Vysya Bank Ltd.	Campus Vincom Pvt. Ltd.	Jamal Ahmed	82,978/-
12	881699	06/4/11	The Vysya Bank Ltd.	TradiLink Pvt. Ltd.	Jamal Ahmed	82,978/-
13	881664	05/4/11	The Vysya Bank Ltd.	Tradex Pvt. Ltd.	Jamal Ahmed	82,978/-
14	881703	06/4/11	The Vysya Bank Ltd.	Pennamathi Resonance Pvt. Ltd.	Jamal Ahmed	82,978/-
15	881715	06/4/11	The Vysya Bank Ltd.	Anchor Vincom Pvt. Ltd.	Jamal Ahmed	82,978/-
16	881711	06/4/11	The Vysya Bank Ltd.	Award Tradcon Pvt. Ltd.	Jamal Ahmed	82,978/-
17	231005	02/3/11	Karnataka Bank Ltd.	Visionage Commercial Pvt. Ltd.	Jamal Ahmed	82,978/-
18	231029	02/3/11	Karnataka Bank Ltd.	Ase Township Pvt. Ltd.	Jamal Ahmed	82,978/-
19	231943	02/3/11	Karnataka Bank Ltd.	Namasagar	Jamal Ahmed	82,978/-
20	231947	02/3/11	Karnataka Bank Ltd.	Gotha Projects Pvt. Ltd.	Jamal Ahmed	82,978/-
21	881696	06/4/11	The Vysya Bank Ltd.	Harmay/Vinimay Pvt. Ltd.	Nasim Ahmed	62,598/-
22	881667	05/4/11	The Vysya Bank Ltd.	Vinimay Pvt. Ltd.	Nasim Ahmed	62,598/-
23	881720	06/4/11	The Vysya Bank Ltd.	Alphange Tradcon Pvt. Ltd.	Nasim Ahmed	62,598/-
24	881683	05/4/11	The Vysya Bank Ltd.	Tradex Pvt. Ltd.	Nasim Ahmed	62,598/-

*Handwritten signature and initials*

Cheque / P/s No.	Dated	Drawn on	Issued by	Favouring	Amount (Rs.)
831708	08/07/11	The Vysya Bank Ltd.	Sanket Vincom Pvt. Ltd.	Nasim Ahmed	62,598/-
831669	05/04/11	The Vysya Bank Ltd.	Bharat Finance Pvt. Ltd.	Nasim Ahmed	62,597/-
831685	09/04/11	The Vysya Bank Ltd.	Campus Vincom Pvt. Ltd.	Nasim Ahmed	62,598/-
831700	06/07/11	The Vysya Bank Ltd.	Novocam Tradeflink Pvt. Ltd.	Nasim Ahmed	62,598/-
831665	05/07/11	The Vysya Bank Ltd.	Shreejit Tradeflink Pvt. Ltd.	Nasim Ahmed	62,598/-
831704	02/07/11	The Vysya Bank Ltd.	Panchamahi Tradeflink Pvt. Ltd.	Nasim Ahmed	62,598/-
831716	06/04/11	The Vysya Bank Ltd.	Anchor Vincom Pvt. Ltd.	Nasim Ahmed	62,598/-
831712	09/07/11	The Vysya Bank Ltd.	Award Tradeflink Pvt. Ltd.	Nasim Ahmed	62,598/-
831666	07/07/11	Karnataka Bank Ltd.	Vidyanagar Pvt. Ltd.	Nasim Ahmed	62,598/-
831690	02/07/11	Karnataka Bank Ltd.	Acad Townshlp	Nasim Ahmed	62,598/-
831694	02/07/11	Karnataka Bank Ltd.	Wabear Pvt. Ltd	Nasim Ahmed	62,598/-
831697	05/07/11	The Vysya Bank Ltd.	Harmony Vignity Pvt. Ltd	Iqbal Ahmed	82,978/-
831698	05/07/11	The Vysya Bank Ltd.	Vignity Pvt. Ltd	Iqbal Ahmed	82,978/-
831721	05/04/11	The Vysya Bank Ltd.	Vignity Pvt. Ltd	Iqbal Ahmed	82,978/-
831696	05/04/11	The Vysya Bank Ltd.	Highlande Tradeflink Pvt. Ltd	Iqbal Ahmed	82,978/-
831709	05/04/11	The Vysya Bank Ltd.	Tradeflink Pvt. Ltd	Iqbal Ahmed	82,978/-
831679	02/04/11	The Vysya Bank Ltd.	Shree Vincom Pvt. Ltd	Iqbal Ahmed	82,978/-
831682	02/04/11	The Vysya Bank Ltd.	Bahar Tradeflink Pvt. Ltd	Iqbal Ahmed	82,978/-
831730	04/07/11	The Vysya Bank Ltd.	Novocam Tradeflink Pvt. Ltd	Iqbal Ahmed	82,978/-
831666	05/04/11	The Vysya Bank Ltd.	Monogram Tradeflink Pvt. Ltd	Iqbal Ahmed	82,978/-
831705	15/04/11	The Vysya Bank Ltd.	Tradeflink Pvt. Ltd	Iqbal Ahmed	82,978/-
831705	15/04/11	The Vysya Bank Ltd.	Tradeflink Pvt. Ltd	Iqbal Ahmed	82,978/-
831707	05/04/11	The Vysya Bank Ltd.	Tradeflink Pvt. Ltd	Iqbal Ahmed	82,978/-
831708	05/04/11	The Vysya Bank Ltd.	Tradeflink Pvt. Ltd	Iqbal Ahmed	82,978/-
831709	05/04/11	The Vysya Bank Ltd.	Tradeflink Pvt. Ltd	Iqbal Ahmed	82,978/-
831710	05/04/11	The Vysya Bank Ltd.	Tradeflink Pvt. Ltd	Iqbal Ahmed	82,978/-
831711	05/04/11	The Vysya Bank Ltd.	Tradeflink Pvt. Ltd	Iqbal Ahmed	82,978/-
831712	05/04/11	The Vysya Bank Ltd.	Tradeflink Pvt. Ltd	Iqbal Ahmed	82,978/-
831713	05/04/11	The Vysya Bank Ltd.	Tradeflink Pvt. Ltd	Iqbal Ahmed	82,978/-
831714	05/04/11	The Vysya Bank Ltd.	Tradeflink Pvt. Ltd	Iqbal Ahmed	82,978/-
831715	05/04/11	The Vysya Bank Ltd.	Tradeflink Pvt. Ltd	Iqbal Ahmed	82,978/-
831716	05/04/11	The Vysya Bank Ltd.	Tradeflink Pvt. Ltd	Iqbal Ahmed	82,978/-
831717	05/04/11	The Vysya Bank Ltd.	Tradeflink Pvt. Ltd	Iqbal Ahmed	82,978/-
831718	05/04/11	The Vysya Bank Ltd.	Tradeflink Pvt. Ltd	Iqbal Ahmed	82,978/-
831719	05/04/11	The Vysya Bank Ltd.	Tradeflink Pvt. Ltd	Iqbal Ahmed	82,978/-
831720	05/04/11	The Vysya Bank Ltd.	Tradeflink Pvt. Ltd	Iqbal Ahmed	82,978/-
831697	05/04/11	The Vysya Bank Ltd.	Tradeflink Pvt. Ltd	Iqbal Ahmed	82,598/-

for - *Shree* *al NA*



Check/Order No.	Dated	Drawn on	Issued by	Favouring	Amount (Rs.)
881706	06/4/11	The Vysya Bank Ltd.	Panchamurthy Telecom Pvt	Ahli Ahmed	62,598/-
881718	06/4/11	The Vysya Bank Ltd.	Ankur Vicoom Pvt Ltd	Ahli Ahmed	62,598/-
881714	06/4/11	The Bank Ltd.	Awaraj Electronics Pvt Ltd	Ahli Ahmed	62,598/-
235938	02/2/11	Karnataka Bank Ltd.	Visionage Commercial Pvt	Ahli Ahmed	62,598/-
235942	02/2/11	Karnataka Bank Ltd.	Aq Township Pvt Ltd	Ahli Ahmed	62,598/-
235946	02/2/11	Karnataka Bank Ltd.	Vysya Pvt Ltd	Ahli Ahmed	62,598/-
235950	02/2/11	Karnataka Bank Ltd.	Gopala Projects Pvt Ltd	Ahli Ahmed	62,598/-
				<b>Total:</b>	<b>4,46,58,434/-</b>
				<b>Less cash refunded to Purchasers:</b>	<b>8/-</b>
				<b>Total consideration received:</b>	<b>4,46,58,426/-</b>

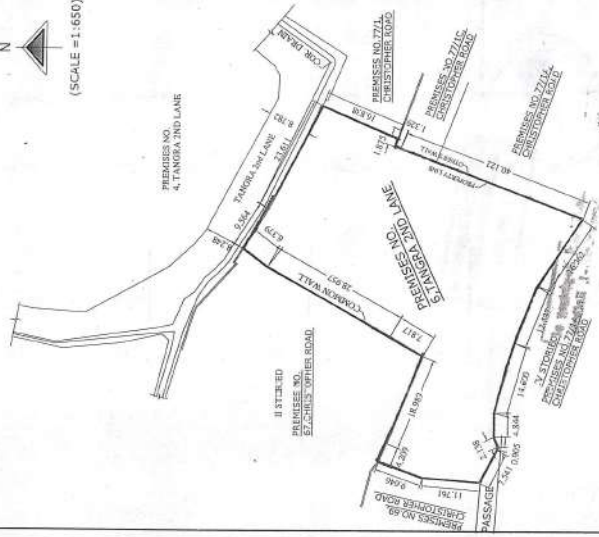
*Buyam*  
*Ahli Ahmed*  
*Sybil Ahmed*  
*Ahli Ahmed*

WITNESSES:  
*P. S. Kumar*  
*Shrinani*  
*Brook*

Deputed by:-  
*Munim Suresh*  
*(Munim Suresh)*  
*Advocate, High Court*  
*Calcutta*



SITE PLAN SHOWING THE BOUNDARY OF THE LAND UNDER 6, TANGRA 2ND LANE  
 P.S. TANGRA, KOLKATA 700046, UNDER KOLKATA MUNICIPAL CORPORATION  
 BORDERED IN COLOUR



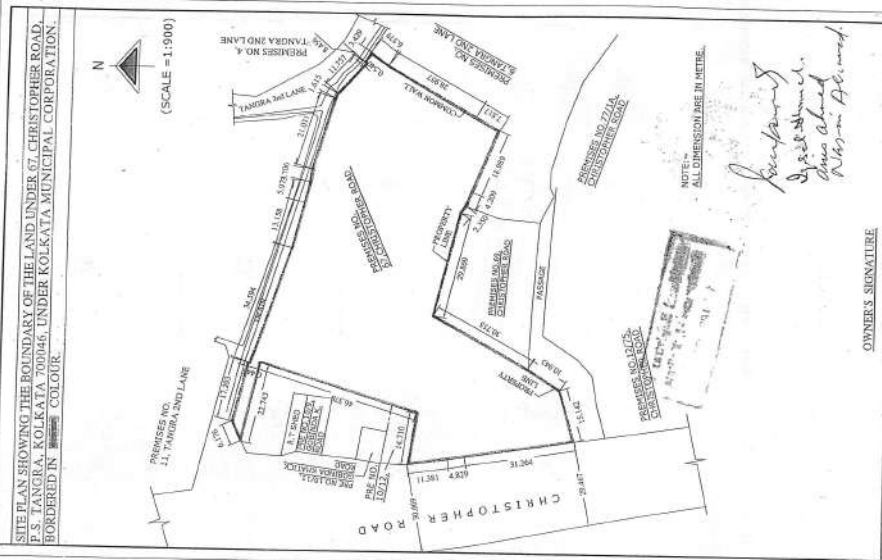
NOTED  
 BY THE SUPERVISOR IN CHARGE  
*[Signature]*  
 21/4/2011

OWNER'S SIGNATURE

11 APR 2011  
 11 APR 2011

11 APR 2011  
 11 APR 2011

On pay On: Pres: P: SI: adm: Spec: Je: Pa: Dir: .B: Ni: Pa: Dic: B: llo: Par: Dkt: By: .Ant: Part: Dist: By: Svd: Dirc: Seta: By: I: Star: /Dir: Dist: Seta: /Dir: C: Dirc: Dist: By: Pt

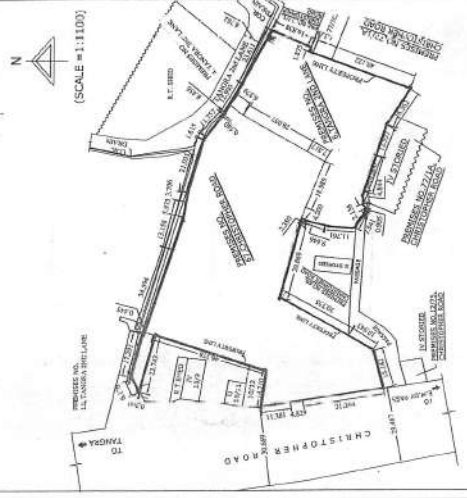


11 APR 2011  
 11 APR 2011

On Pay On: Pre: P S adm SMO. JE PA DR . B. NE PAI Dis. By. llo Par Dist By. Aul Part Dist By. Srd Dire Sam. By I Star Part Dist Aulng Thare By P Dinc C Direct Shere By Pt

04/21

SITE PLAN SHOWING THE BOUNDARY OF THE LAND UNDER 67 CHRISTOPHER ROAD, P.S. TANGRA, KOLKATA 700064, UNDER KOLKATA MUNICIPAL CORPORATION, AND 6, TANGRA 2nd LANE, P.S. TANGRA, KOLKATA 700066, UNDER KOLKATA MUNICIPAL CORPORATION, BORDERED IN **■■■■** GOLDUR



NOTE:- ALL DIMENSION ARE IN METRE  
*[Handwritten signature]*  
*[Handwritten signature]*

OWNER'S SIGNATURE



COLLECTOR  
 MUNICIPAL CORPORATION  
 KOLKATA

On Pay On: Pres +P Si adm secu Je Pa Di .B .Nz Pa Di B. lks Par Dis .By Aih Paou Desu By Snd Paou Snd By I Shat Aulic Distn Aulic Thare By P Dilo C Distn By P

04/21



Government of West Bengal  
Office of the A.R.-I KOLKATA  
District-Kolkata

Endorsement For Deed Number : 1 - 03144 of 2011  
(Serial No. 02776 of 2011)

On  
Payment of Fees:  
On 11/04/2011

**Presentation(Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)**  
Presented for registration at 17.45 Pm on 11/04/2011, at the Private residence by Herish Kumar  
Singhania, one of the Claimants.

**Admission of Execution(Under section 58, W.B. Registration Rules, 1962)**  
Execution is admitted on 11/04/2011 by

- Jamal Ahmed  
Partner, East Asia Skin Corporation, 67, Christopher Road, CALCUTTA, Thana-Benispukur,  
District-South-24-Parganas, WEST BENGAL, India, P.O. :- Pin:-700046,  
. By Profession : Others
- Nasim Ahmed  
Partner, East Asia Skin Corporation, 67, Christopher Road, CALCUTTA, Thana-Benispukur,  
District-South-24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700046,  
. By Profession : Others
- Ikbal Ahmed  
Partner, East Asia Skin Corporation, 67, Christopher Road, CALCUTTA, Thana-Benispukur,  
District-South-24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700046,  
. By Profession : Others
- Arif Ahmed  
Partner, East Asia Skin Corporation, 67, Christopher Road, CALCUTTA, Thana-Benispukur,  
District-South-24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700046,  
. By Profession : Others
- Sridhar Basu  
Director, Harmony Vincom Pvt. Ltd., 42 A, Shakespeare Sarani, CALCUTTA, Thana-Shakespeare Sarani,  
District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700017,  
. By Profession : Others
- Shraw Bhowika  
Authorized Signatory, Sanket Vincom Pvt. Ltd., 7, Iron Side Road, CALCUTTA, Thana-Boujunge,  
District-South-24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700019,  
Thana-Shakespeare Sarani, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700017,  
. By Profession : Business
- Dilip Ghosh  
Director, Anchar Vincom Pvt. Ltd., 1, Seshaji Naidu Sarani, CALCUTTA, Thana-Shakespeare Sarani,  
District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700017,  
. By Profession : Business



**Registrar of Assurances-I, Kolkata**  
12, Abir Chandra Roy Chowdhury  
Enrollment No. 1 of 8





Government Of West Bengal  
Office Of the A.R.A.-I KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 03144 of 2011  
(Serial No. 02775 of 2011)

8. Sukhdev Saha  
Authorised Signatory, Bolero Trade Link Pvt. Ltd., 5/1 A, Hungerford Street, CALCUTTA,  
Thana-Shakespeare Sarani, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700017.  
Authorised Signatory, Campus Vivacom Pvt. Ltd., 5/1 A, Hungerford Street, CALCUTTA,  
Thana-Shakespeare Sarani, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700017.  
, By Profession : Business
9. Dipankar Shome  
Director, Award Trade Link Pvt. Ltd., 1, Sarojini Naidu Sarani, CALCUTTA, Thana-Shakespeare  
Sarani, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700017.  
, By Profession : Business
10. Jayanta Saha  
Director, Campus Trade Link Pvt. Ltd., 42 A, Shakespeare Sarani, CALCUTTA, Thana-Shakespeare  
Sarani, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700017.  
, By Profession : Business
11. Rohit Singhania  
Director, Visionedge Commercial Pvt. Ltd., 1, Sarojini Naidu Sarani, CALCUTTA, Thana-Shakespeare  
Sarani, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700017.  
Director, A.C.E. Township Pvt. Ltd., 1, Sarojini Naidu Sarani, CALCUTTA, Thana-Shakespeare Sarani,  
District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700017.  
, By Profession : Business
12. Ranjit Kumar Jha  
Authorised Signatory, Macrogram Tradelink Pvt. Ltd., 7, Iron Side Road, CALCUTTA,  
Thana-Bullygunge, District-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700019.  
Authorised Signatory, Sanket Tradelink Pvt. Ltd., 7, Iron Side Road, CALCUTTA, Thana-Bullygunge,  
District-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700019.  
, By Profession : Business
13. Vivek Kumar Sharmis  
Director, Micrograph Vinimay Pvt. Ltd., 42 A, Shakespeare Sarani, CALCUTTA, Thana-Shakespeare  
Sarani, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700017.  
, By Profession : Business
14. Harsh Kumar Singhania  
Director, Namaskar Vyapar Pvt. Ltd., 1, Sarojini Naidu Sarani, CALCUTTA, Thana-Shakespeare  
Sarani, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700017.  
Director, Gopika Projects Pvt. Ltd., 1, Sarojini Naidu Sarani, CALCUTTA, Thana-Shakespeare Sarani,  
District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700017.  
, By Profession : Business





Government of West Bengal  
Office Of the A.R.A., KOLKATA  
District-Kolkata

Endorsement For Deed Number : 1 - 03144 of 2011  
(Serial No. 02776 of 2011)

8. Sukhdev Saha  
Authorised Signatory, Bolero Trade Link Pvt. Ltd., 5/1 A, Hungerford Street, CALCUTTA,  
Thana-Shakespeare Sarani, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700017,  
Thana-Shakespeare Sarani, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700017,  
Thana-Shakespeare Sarani, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700017,  
Thana-Shakespeare Sarani, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700017,  
By Profession : Business
9. Charles Sharma  
Director, Avon Trade Link Pvt. Ltd., 1, Sarojini Naidu Sarani, CALCUTTA, Thana-Shakespeare  
Sarani, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700017,  
By Profession : Business
10. Joyanta Saha  
Director, Campus Trade Link Pvt. Ltd., 42 A, Shakespeare Sarani, CALCUTTA, Thana-Shakespeare  
Sarani, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700017,  
By Profession : Business
11. Ronti Singhania  
Director, Visionnige Commercial Pvt. Ltd., 1, Sarojini Naidu Sarani, CALCUTTA, Thana-Shakespeare  
Sarani, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700017,  
By Profession : Business
12. Rajjit Kumar Singhania  
Director, Sanket Tradecom Pvt. Ltd., 7, Iron Side Road, CALCUTTA, Thana-Shakespeare Sarani,  
District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700019,  
Thana-Bullygunge, District-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700019,  
Thana-Bullygunge, District-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700019,  
By Profession : Business
13. Vivek Kumar Sharma  
Director, Micrograph Vinimay Pvt. Ltd., 42 A, Shakespeare Sarani, CALCUTTA, Thana-Shakespeare  
Sarani, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700017,  
By Profession : Business
14. Harish Kumar Singhania  
Director, Narmakar Vyapar Pvt. Ltd., 1, Sarojini Naidu Sarani, CALCUTTA, Thana-Shakespeare  
Sarani, District-Kolkata, WEST BENGAL, India, P.O. :-  
Director, Gopika Projects Pvt. Ltd., 1, Sarojini Naidu Sarani, CALCUTTA, Thana-Shakespeare Sarani,  
District-Kolkata, WEST BENGAL, India, P.O. :-  
By Profession : Business



13 APR 2011

ADDL. REGISTRAR OF ASSURANCE-1 OF KOLKATA  
Endorsement Page 2 of 3

17/04/2011 12:10:00



Government Of West Bengal  
Office Of the A.R.A.-I KOLKATA  
District-Kolkata

Endorsement For Deed Number : I - 03144 of 2011  
(Serial No. 02776 of 2011)

15. Ashish Kant Ghosh  
Proprietor  
Sarani, District-Kolkata, WEST BENGAL, India, P.O. :- Pin:-700017.  
By Profession: Business  
Identified By: S. Prasanna Kumar, son of High Court, CALCUTTA, Thana-Hare Steel,  
District-Kolkata, WEST BENGAL, India, P.O. :-, By Case: Hindu, By Profession: Advocate.  
(Ashok Bandyopadhyay)  
ADDL REGISTRAR OF ASSURANCE-I OF KOLKATA

On 12/04/2011

**Certificate of Market Value(WB PUVT rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-44658426/-  
Certified that the required stamp duty of this document is Rs.- 10 /- and the Stamp duty paid as Impressive Rs.- 100/-

(Ashok Bandyopadhyay)  
ADDL REGISTRAR OF ASSURANCE-I OF KOLKATA

On 13/04/2011

**Certificate of Admissibility(Rule 43, W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 'A', Article number: 23 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash  
Rs. 0/- on 13/04/2011  
Amount by Draft

Rs. 491322/- is paid by the draft number 250187, Draft Date 05/04/2011, Bank Name State Bank of India, ESPLANADE, received on 13/04/2011

(Under Article -A(1) - I = 55/-, M(a) = 25/-, M(b) = 4/- on 13/04/2011)

(Ashok Bandyopadhyay)  
ADDL REGISTRAR OF ASSURANCE-I OF KOLKATA



(Ashok Bandyopadhyay)  
ADDL REGISTRAR OF ASSURANCE-I OF KOLKATA  
Endorsement Page 3 of 3

04/2011 12:10:00

SPECIMEN FORM FOR TEN FINGERPRINTS

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



*James*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



*Neven Armet*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



*Raymond Stewart*









































	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



*Eric Alford*



100-34114  
 RECEIVED  
 FBI LABORATORY  
 10/11/51





















































































Sl. No.	Signature of the executants or Purchaser	Little	Ring	Middle (Left Hand)	Fore (Right Hand)	Thumb	Little	Middle (Right Hand)	Fore (Left Hand)	Thumb
										
										
										
										



Registrar of Companies  
 Odisha  
 Bhubaneswar  
 11 APR 2011








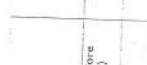


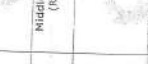
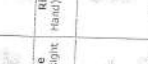


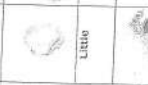




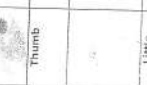

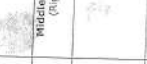
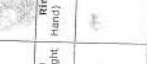


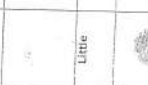

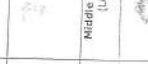


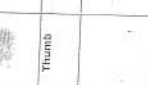


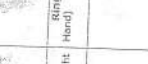


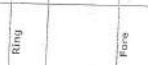

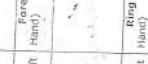






11 APR 2011

Sl. No.	Signature of the executants and/or purchaser	Little	Ring	Middle (Left Hand)	Middle (Right Hand)	Fore	Index	Little	Ring	Middle (Left Hand)	Middle (Right Hand)	Fore	Index	Little	Ring	Middle (Left Hand)	Middle (Right Hand)	Fore	Index	Little	
																					
																					
																					
																					



11 APR 2011  
KARNATAKA  
11 APR 2011

Sr. Signature of the complainant / and/or purchaser.

					
<i>Aravind K. Jayaram</i>					
					
<i>Sukdeb Saha</i>					
					
<i>(Signature blank)</i>					
					
					

Certificate of Registration under section 6B and Rule 6B.

Registered in Book - I  
CD Volume number 7  
Page from 8904 to 8938  
being No 03144 for the year 2011.



(Achal Sandeepadhyay) 13-April-2011  
ADDL REGISTRAR OF ASSURANCES-1 OF KOLKATA  
Office of the A.P.A.-1, KOLKATA  
West Bengal